

**ZONING BOARD OF APPEALS
AND PUBLIC HEARING MINUTES**

December 09, 2014
Council Chambers

Chairman Bosanac called the meeting to order at 7:00 p.m.

Call to Order.

Chairman Bosanac called the meeting to order and advised appellants that the Zoning Board of Appeals is a nine member board and tonight there are seven members present. The board consists of seven citizens at large, one council person and a representative from the Monroe Citizens Planning Commission. If an appellant would like to wait until there is a full complement of the board, the hearing can be postponed until the next scheduled meeting of the Board.

Appellant wished to proceed.

1. Roll Call:

Present: Commissioner Bill Kipf
Commissioner George O'Dell
Commissioner Susan Iott
Chairman Michael Bosanac
Commissioner Bettie Dickerson
Commissioner Ken Miller
Councilman Jeffery Hensley

Excused: Commissioner Sandra May

Guests: Mark Rose, Myra Grueli, J. Bernie Merritt, Fara Palazzolo.

Staff: Matt Wallace, City Planner
Denise Palmer, Department Aid
Keith Woodcock, Building Official / Zoning Administrator

2. Pledge of Allegiance

Chairman Bosanac led the pledge.

3. Minutes & Agenda

A motion was made by Commissioner Iott and second by Commissioner Miller to approve tonight's agenda and minutes of the October 14, 2014 meeting.

Motion carried unanimously.

4. New Business

A. Case #ZBA 14-012– 221 W. Seventh St. & 231 W. Seventh St. – Assessor's Parcel #29-00026-000.

Request from Fara Palazzolo, Trustee of Angela Badalamenti Trust seeking to split a lot with two residential structures into two parcels with non-conforming elements. The parcel which would have the address, 221 W. Seventh St. would require a variance of 1,210 square feet for the minimum lot size, a variance of thirty- three feet two inches (33'2") for the rear yard setback, of § 720-44, Schedule of Area, Height, Width and Setback Regulations (Monroe Code), which requires 7,200 square feet for minimum lot size, a minimum of five feet (5') for side yard setback and thirty-five (35') for rear yard setback for parcels in R-2, Two- Family Residential. The second parcel, which would have a new address of 231 W. Seventh St., would require a variance of 1,197 square feet for the minimum lot size and a variance of fourteen feet four inches (14' 4") for the rear yard setback, of § 720-44, Schedule of Area, Height, Width and Setback Regulations (Monroe Code), which requires 7,200 square feet for minimum lot size and thirty-five feet (35') for rear yard setback for parcels in R-2, Two Family Residential.

Staff Report

The staff analysis was read into the record by Mr. Wallace.

Applicant Comments

Fara Palazzolo, Trustee, explained why she was asking for the property split.

Public Hearing

Chairman Bosanac opened the public hearing.

With no one wishing to speak Chairman Botanic closed the public hearing.

Board Discussion

Commissioner Miller, Chairman of the Citizens Planning Commission informed the Board that this property came before the CPC and was approved for the Land Division.

Discussion was held about the two houses on a single property.

Commission Action

A motion was made by Commissioner Kipf .Seconded by Commissioner Miller to allow the split.

Discussion was held on the motion.

Chairman Bosanac asked Mr. Wallace to explain the last sentence in the Staff Analysis.

Chairman Bosanac called for the vote.

Motion carried unanimously.

B. Case # ZBA 14-013 - 399 Detroit Avenue, Parcel # 59-00417-005.

Request from Andre Sottile seeking to build an addition on an existing Industrial Building. The addition requires a variance of six feet four inches (6' 4") for the Side Yard Setback of § 720-44, Schedule of Area, Height, Width and Setback Regulations (Monroe Code) which requires twenty feet (20') for side yard Setback for parcels in I-1, Light Industrial.

Staff Report

The Staff Analysis was read into the record by Mr. Wallace.

Applicant Comments

Jim Jacobs, Architect for Andre Sottile spoke on his client's behalf. Setback requirements were discussed.

Public Hearing

Chairman Bosanac opened the public hearing.
With no one wishing to speak Chairman Bosanac closed the public hearing.

Board Discussion

Chairman Iott asked. For clarification on the setback.
Jim Jacobs explained only one side of the property was requiring a variance for Setback requirements.
Commissioner Kopf has concerns about emergency access.
Chairman Bosanac asked about parking.

Commission Action

A motion was made by Commissioner Miller and supported by Commissioner Iota to grant the variance as requested. It is noted the total setback would be 33' 4" with the variance instead of the required 40' feet.

Chairman Bosanac called for the vote.

Motion carried unanimously.

C. Case # ZBA 14-014 -718 N. Macomb Street, Parcel # 59-01734-000.

Request from ProMedica seeking to construct ground sign and wall signs. These signs would require a variance of 8.38 square feet in sign area for two Address signs of § 720-170 S, Street Address Signs, which limits the sign area Of a street address to (2) square feet. A variance would also be required to allow A second wall sign on the portion of the building facing South Macomb St. of § 720-173, Specific Sign Zone Standards, which allows one wall sign per street frontage with ingress and egress. A variance for all four wall signs would be required of § 720-175 H, Wall Signs, which prohibits wall signs above the window-sill of a second story window. A proposed monument sign would require a variance of five feet (5') for sign height of § 720-173, Specific Sign Zone Standards, which

limits sign height for monument signs to seven feet (7). The monument sign would also require a variance of ninety-seven (97) square feet for sign area of § 720-173, Specific Sign Zone Standards, which limits sign area for monument signs to sixty (60) square feet.

Staff Report

The staff analysis was read into the record by Mr. Wallace.

Applicant Comments

Mark Rose, Attorney for ProMedica spoke on their behalf regarding the variances requested.

Public Hearing

Commissioner Bosanac opened the public hearing.

With no one wishing to speak Chairman Bosanac closed the public hearing.

Board Discussion

Commissioner Kopf stated his wife was an employee of the hospital; he would abstain from voting if anyone felt a conflict existed. No conflict noted by ProMedica spokesman or the Board.

Commissioner Kipf stated because of expansion on the campus additional signage is needed.

Commissioner Iott stated the difference between being a hometown person or someone new to the area in finding the building without proper signage.

Concerns about the lighting on the signs bothering the residential homes in the area.

Councilman Hensley asked if the monument sign would be flashing. It will be a steady LED. On at dusk of at daylight.

Commissioner O'Dell asked why the ground sign has to be the height requested.

Bernie Merritt explained why the height was chosen. Speed limit in the area was discussed. Text of the letters to be proportionate.

Chairman Bosanac is not seeing a practical difficulty or hardship in this case.

Commissioner Iott stated this is a medical facility with emergency situations that need signage for the safety of the public in finding what they need as soon as possible.

Commission Action

Commissioner Iott made a motion supported by Commissioner Miller to approve the request as presented, with the reduction in size of the monument sign at 78 square feet.

Chairman Bosanac called for the vote.

Motion carried unanimously.

Old Business

None

Communications

There will be no meeting for January 2015.

Public Comment

None

Board Comments

None

Adjournment

With no one else wishing to comment Chairman Bosanac asked for a motion to adjourn.

Motion to adjourn by Commissioner Miller, Second by Commissioner Kipf.

Motion carried unanimously

The meeting was adjourned at 8:37 p m.